

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

CASE#: NPA-2008-0016.02

PC DATE: October 28, 2008

ADDRESS/ES: 720 Airport Blvd (Lot 2 of Midtown Industrial Subdivision No.1 and Lot A of Airport One). The property referred to as Tract 9B is within the Vertical Mixed Use Overlay District adjacent to E 7th Street in the Govalle/Johnston Terrace Combined Neighborhood Planning Area. The Planning Area is bounded by Pleasant Valley and Webberville Roads to the west; Oak Springs, Airport Blvd., and the Austin Northwestern Railroad to the north; US 183 to the east; and the Colorado River to the south.

SITE AREA: 8.38 acres

APPLICANT: City of Austin, Neighborhood Planning & Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning & Zoning Department (NPZD),
Melissa Laursen, Senior Planner

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2007-0259.001

From: CS-CO-NP

To: CS-V-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

STAFF RECOMMENDATION : N/A

BASIS FOR RECOMMENDATION: N/A

PLANNING COMMISSION RECOMMENDATION:

September 23, 2008: The motion to postpone to October 28, 2008, by the request of the Planning Commission; was approved by Commissioner Sandra Kirk's motion,

Commissioner Mandy Dealey second the motion on a vote of 8-0. Commissioner Paula Hui was absent. Note: The public hearing was re-opened.

October 28, 2008: A future land use designation of Mixed Use was approved on consent (9-0).

ISSUES:

Subsequent to the September 23rd Planning Commission hearing, the Neighborhood Planning Contact Team submitted a letter stating they support vertical mixed use for Tract 9B; therefore, a plan amendment to Mixed Use would be required.

BACKGROUND:

The proposed plan amendment was initiated by the City of Austin, Neighborhood Planning & Zoning Department in conjunction with the Vertical Mixed Use (VMU) Opt-In/Opt-Out application process. Tract 9B was split from the main Govalle/Johnston Terrace VMU plan amendment case (NPA-2008-0016.01) for re-noticing purposes. The Govalle/Johnston Terrace Future Land Use Map designates the property as Commercial; therefore a change in the future land use designation to Mixed Use is required to allow for the application of Vertical Mixed Uses Building (V) zoning.

The Govalle/Johnston Terrace Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on March 27, 2003. The boundaries of the planning area are: Pleasant Valley and Webberville Roads to the west; Oak Springs, Airport Boulevard, and the Austin Northwestern Railroad to the north; US 183 to the east; and the Colorado River to the south.

CITY COUNCIL DATE:

October 16, 2008

November 6, 2008

November 20, 2008

ACTION:

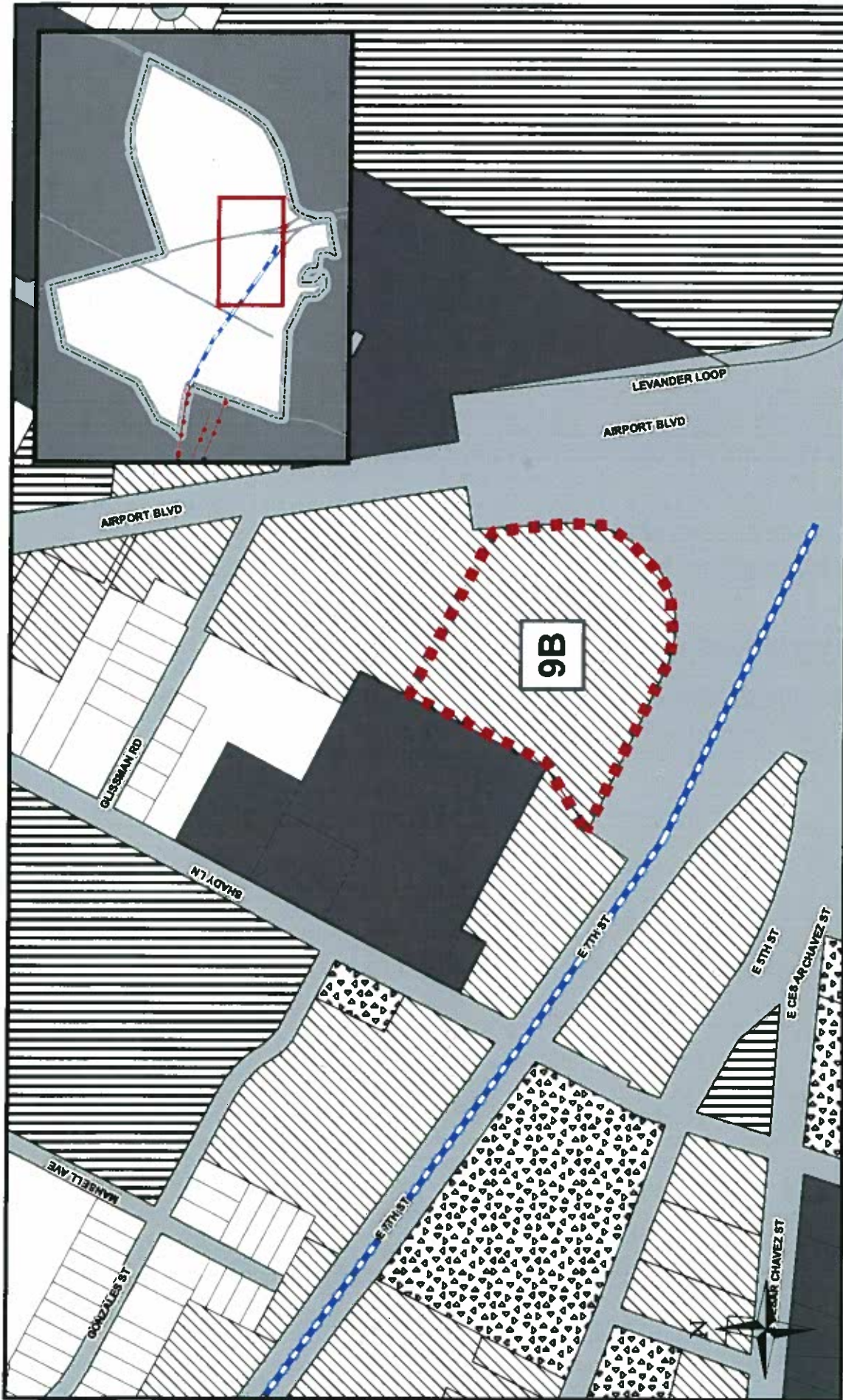
Postponed to November 6, 2008

Postponed to November 20, 2008

CASE MANAGER: Melissa Laursen, NPZD

PHONE: (512) 974-7226

EMAIL: melissa.laursen@ci.austin.tx.us



From: daniel llanes
Sent: Thursday, October 09, 2008 8:19 AM
To: Laursen, Melissa
Cc: Doug Hodge; Susana Almanza; Johnny Limon; Marie Rocha; Morrison, Laura; randy.shade@ci.austin.tx.us; Sandra Kirk; jay_reddy@dell.com
Subject: Fwd: Midtown RV Park

Attachments: Danile LLanes.pdf; ATT1322276.txt; ATT1322277.txt
Hi Melissa,

tract 9B NPA-2008-0016.02
FYI, as you can see, Mr. Hodge has requested that his property be included (remain) as an "opt in" to the staff recommendation for VMU. He is one of only two property owners in Govalle/Johnston Terrace who to date who has requested to "opt in". The other is Saldana Homes (Marie Rocha-Saldana). I spoke with her and she said she has already made the request to you in another letter.

The Review Committee for the Govalle/Johnston Terrace Neighborhood Plan maintains our position to "opt out" of the plan, with the exception of these two requests. There have been no other requests by any other property owners for VMU.

Therefore we request that staff make **only these two properties** part of your VMU recommendation for our planning area.

thanks,

Daniel Llanes
Coordinator, Review Committee
Govalle/Johnston Terrace Neighborhood Planning Team
431-9665

Begin forwarded message:

From: Doug Hodge
Date: Wed Oct 8, 2008 10:43:29 AM US/Central
To: daniel llanes
<Melissa.Laursen@ci.austin.tx.us> Melissa Laursen
Subject: Midtown RV Park

Dear Daniel:

Here is a correction to the zoning as supplied by Miss Laursen. I have also corrected the letter accordingly. Sorry for the mistake. I appreciate your help and cooperation on this matter.

Douglas Hodge, CCIM
Republic Commercial Properties
1300 West Lynn Street Suite 100
Austin Tx 78703
Ph: 512-322-9000
RepublicCommercial.Com

Govalle/Johnston Terrace Neighborhood Planning Team

January 31, 2008

Mr. Robert Heil
Neighborhood Planning and Zoning Department
P O Box 1088
Austin, TX 78767

RE: Verticle Mixed Use Opt-in/Opt-Out Process

Dear Mr. Heil:

The Govalle/Johnston Terrace Neighborhood Planning Team met on January 30th, 2008 at the Oak Springs Library to review our neighborhoods decision on the Verticle Mixed Use Opt-in/Opt-Out Process. The Govalle/Johnston Terrace Neighborhood Planning Team reaffirmed its decision to Opt-out of VMU process and to take each case on a case-by-case basis.

The Govalle/Johnston Team request that the overlay boundaries be amended to exclude the VMU properties located in the Govalle/Johnston Planning Team area.

When the Planning Team begins to work with property owners within the VMU area, we will be requesting the properties meet a 60% and/or lower MFI affordability.

Sincerely,

Daniel Llanes
Daniel Llanes,
Coordinator
4907 Red Bluff
Austin, TX 78702
512/389-1512

Xc: Govalle/Johnston Terrace Neighborhood
Planning Team



REPUBLIC COMMERCIAL PROPERTIES

Monday, October 6, 2008

Mr. Daniel Llanes

Re: Govalle Neighborhood Plan for Midtown RV Park, 7th & Airport

Dear Mr. Llanes:

This letter serve to notify you of my decision to **remain** in the vertical mixed use overlay district. The current zoning is CS-CO-NP and the proposed zoning is CS-V-CO-NO.

If you should have any questions regarding this issue please contact me at the earliest possible time. I do appreciate your help and support on this issue. Please let me know if there is anything else you need.

Sincerely,

Douglas Hodge

Douglas Hodge